

COUNCIL AGENDA, CITY OF COUNCIL BLUFFS, IOWA  
REGULAR MEETING, JANUARY 11, 2016, 7:00 PM  
COUNCIL CHAMBERS, 2<sup>ND</sup> FLOOR, CITY HALL  
209 PEARL STREET

**AGENDA**

- 1. PLEDGE OF ALLEGIANCE**
- 2. CALL TO ORDER**
- 3. CONSENT AGENDA**
  - A. Reading, correction and approval of the December 14, 2015 City Council meeting minutes
  - B. Approval of agenda and tape recording of this proceeding to be incorporated into the official minutes
  - C. Resolution 16-01, intent to vacate the east/west alley abutting Lots 11-16 and the west 19 feet of Lots 10 and 17, Block 37, Central Subdivision, setting a Public Hearing for January 25, 2016, 7:00 p.m.
  - D. Resolution 16-02, setting a Public Hearing for January 25, 2016, 7:00 p.m., on the Plans, Specifications, Form of Contract and Cost Estimate for the 3549 West Broadway Demolition and Restoration Project
  - E. Resolution 16-03, intent to vacate 17th Avenue right-of-way lying west of the west right-of-way line of South 11th Street and east of the northeasterly right-of-way line of Emil Pavich Trail, setting a Public Hearing for January 25, 2016, 7:00 p.m.
  - F. 2016 Salvage Yard Applications (4)
  - G. Notices of Claim (4)
- 4. PUBLIC HEARINGS**
  - A. Resolution 16-04, approving the Plans, Specifications, Form of Contract and Cost Estimate for the River's Edge Subdivision Improvement Project - Phase III
  - B. Resolution 16-05, determining an area of the City to be an economic development area, and that rehabilitation, conservation, redevelopment, development, or a combination thereof, of such area is necessary in the interest of the public health, safety or welfare of the residents of the city; designating such area as appropriate for urban renewal projects; and adopting Amendment No. 4 to the Mid-America Center (MAC) Urban Renewal Plan F/K/A MARCC Urban Renewal Plan

**DISCLAIMER:**

*If you plan on attending this meeting and require assistance please notify the City Clerk's Office at (712) 328-4616 by Friday, January 8, 2016, 5:00 p.m.*

- C. Resolution 16-06, authorizing disposal of City property legally described as Lot 3 and the east 22 feet of Lot 4, Block 25, Bryant and Clark's Addition
- D. Resolution 16-07, authorizing disposal of City property legally described as the southeast 30 feet of Lot 8, Block 4, Stutsman's First Addition
- E. Resolution 16-08, authorizing disposal of City property legally described as Lot 11 and the north 1/2 vacated alley abutting Block 32, Central Subdivision

## **5. ORDINANCES ON 1ST CONSIDERATION**

- A. Ordinance 6259, amending Ordinance Nos. 5607, 5905, and 6013, providing that general property taxes levied and collected each year on all property located within the Amended Mid-America Center (MAC) Urban Renewal Area F/K/A MARCC Urban Renewal Plan, in the City of Council Bluffs, County of Pottawattamie, State of Iowa, by and for the benefit of the State of Iowa, City of Council Bluffs, County of Pottawattamie, Council Bluffs Community School District, and other taxing districts, be paid to a special fund for the payment of principal and interest on loans, monies advanced to and indebtedness, including bonds issued or to be issued, incurred by the City in connection with the Amended MAC Urban Renewal Area (Amendment No. 4 to the Mid-American Center Urban Renewal Plan F/K/A MARCC Urban Renewal Plan)
- B. Ordinance 6260, amending the zoning map as adopted by reference in Section 15.02.070, by rezoning the properties legally described as Lots 2-6 and 10-15, Block 13, Beer's Subdivision from C-2/Commercial to R-3/Low Density Multi-Family Residential District, as defined in Chapter 15.10, setting a Public Hearing for January 25, 2016, 7:00 p.m.
- C. Ordinance 6261, amending the zoning map as adopted by reference in Section 15.02.070 by rezoning Blocks 75 and 76, Railroad Addition and vacated South 20th Street between 27th and 28th Avenues from C-2/Commercial District to I-2/General Industrial District, as defined in Chapter 15.21, setting a Public Hearing for January 25, 2016, 7:00 p.m.
- D. Ordinance 6262, amending the zoning map as adopted by reference in Section 15.02.070 by rezoning Lots 1 through 16, including the vacated alley adjacent, Block 12, Bryant and Clark's Subdivision from I-1/Light Industrial District to R-3/Low Density Multi-Family Residential District, as defined in Chapter 15.10, setting a Public Hearing for January 25, 2016, 7:00 p.m.
- E. Ordinance 6263, amending Chapter 15.23 Off-Street Parking, Loading and Unloading by amending Section 15.23.030 "Design Standards", Subsection 4 "Parking Provisions for Recreational Vehicles and Vessels"
- F. Ordinance 6264, repealing Ordinance No. 5923 which approved the Tax Increment Financing District for the Manawa Business Park Phase II Urban Renewal Area
- G. Ordinance 6265, repealing Ordinance 5708 by amending Chapter 9.36.020, which designated streets and parking lots as parking meter zones

**6. ORDINANCES ON 2ND CONSIDERATION**

- A. Repealing ordinances which approved and/or amended a Tax Increment Financing District
  - A)1) Ordinance 6257, repealing Ordinance Nos. 5662, 5858, and 5924 which approved and amended the Tax increment Financing District for the Manawa Business Park Urban Renewal Area
  - A)2) Ordinance 6258, repealing Ordinance No. 6134 which approved the Tax Increment Financing District for the Nebraska Avenue Urban Renewal Area

**7. ORDINANCES ON 3RD CONSIDERATION**

- A. Ordinance 6253, amending the zoning map as adopted by reference in Section 15.02.070, by rezoning Lots 378 - 382 and the south 1/2 of the vacated alley abutting, Belmont Addition, from R-1/Single Family Residential District to C-2/Commercial District, as defined in Chapter 15.15
- B. Ordinances amending Chapters 13 and 15 of the 2010 Council Bluffs Municipal Code referencing Electrical Fence Regulations, Security and Permit Fees
  - B)1) Ordinance 6254, amending Chapter 15.03 "Definitions" by adding Section 15.03.271a, "Fence, Electrical security fence"
  - B)2) Ordinance 6255 (revised), amending Chapter 15.24, "Supplemental Use and Site Development Regulations, by amending Section 15.24.040 "Fence Regulations" to include and address "Fence, electrically charged security"
  - B)3) Ordinance 6256, amending Chapter 13.16 "Electrical Code" by creating a new Section "13.16.485" entitled "Fence, electrically charged security"

**8. RESOLUTIONS**

- A. Resolution 16-09, authorizing the Mayor to execute a Reimbursement Agreement with the Board of Water Works Trustees in connection with ICAAP Project – East Broadway Realignment at Kanesville Boulevard Project (FY15-20B)
- B. Resolution 16-10, authorizing the Mayor to execute an agreement with Ehrhart Griffin & Associates for engineering services in connection with the East Manawa Sewer Rehab, Phase V Project (PW17-09)
- C. Resolution 16-11, amending the Planned Commercial Development Plan for Lot 1, Hotel Plaza at the Mid-America Center (being a replat of Lot 7, Bluffs Vision Subdivision)
- D. Resolution 16-12, repealing the Manawa Business Park Phase II Urban Renewal Plan and Area
- E. Resolution 16-13, authorizing the Mayor and City Clerk to enter into an agreement with Mec-Henning Contracting, Inc. for the River's Edge Phase II Project

- F. Resolution 16-14, authorizing the Mayor to sign a Memorandum of Understanding with the Iowa West Foundation which provides financial assistance for Phase II of the River's Edge Park Project
- G. Resolution 16-15, City Council support of the Home Base Iowa Initiative
- H. Resolution 16-16, confirming the appointment of Jon Finnegan as the City's representative to engage in collective bargaining negotiations with the American Federation of State, County and Municipal Employees (AFSCME, Local 2844)
- I. City Council action on a request for Waiving Rental Inspection Late Fees

**9. APPLICATIONS FOR PERMITS AND CANCELLATIONS**

- A. New Beer/Liquor/Wine Permit Application:
  - 1. Mega Saver, 3540 West Broadway (contingent upon Dept. approval)
- B. Renewal of Beer/Liquor/Wine and Outdoor Permit Applications:
  - 1. The Broadway Bar, 144 West Broadway
  - 2. Caddy's Riverside Grille, 2 Harrah's Boulevard
  - 3. Lightning Bowl, 105 North 12th Street
  - 4. Speedy Gas N Shop, 430 South 35th Street (contingent upon Dept. approval)

**10. CITIZENS REQUEST TO BE HEARD**

**11. OTHER BUSINESS**

**12. ADJOURNMENT**